

Town of Nolensville
Board of Mayor and Aldermen Meeting
Date: April 2nd, 2015, Time 7:00 p.m.
Nolensville Town Hall, 7218 Nolensville Road

Mayor Jimmy Alexander opened the meeting at 7:00 p.m. Members present were Mayor Alexander, Aldermen Tommy Dugger, Larry Felts, Jason Patrick and Brian Snyder. Staff present: Administrator Ken McLawhon, Counsel Robert Notestine, Engineer Don Swartz, Planner Henry Laird, and Recorder Kali Mogul. There were 46 citizens present.

Alderman Felts delivered the prayer followed by leading the Board and audience in the Pledge of Allegiance.

Citizens Input: None

Mayor Alexander made a motion to approve the regular monthly meeting minutes of March 11th, 2015. Alderman Patrick seconded. The minutes were approved unanimously.

Mayor Alexander made a motion to approve the Treasurer's Report from February, 2015, Alderman Felts seconded, and the report was approved unanimously.

COMMITTEE REPORTS:

In Chair Douglas Radley's absence Town Planner Henry Laird reported for the Planning Commission.

- Recommended approval with conditions on the Bent Creek Amendment of the Overall PUD Concept Plan as it pertains to Phase 18
- Approved Final Plat Phase 1 of Whitney Park with conditions
- Approved Brittain Plaza master sign plan amendment
- Approved release of Bent Creek Phase 12 performance bonding for the connection of Phase 18

Engineer Don Swartz provided updates on the following projects:

- In 2012, the Town had a contract with Collier Engineering to do a Roadway Pavement Assessment and develop a list of recommendations for repair. In 2013, we undertook base failure repairs; Collier has resubmitted list of prioritized repairs at a cost of \$290,068 with contingencies. The Town will re-engage Collier in a contract to develop bid specifications and go out to bid on construction. There may be minor additions or changes to the list of repairs.

Chief Mark Hall reported on behalf of the Fire Department.

- There was one structure fire at the Rec Center.
- The Fire Department is looking for more volunteers.

Police Chief Troy Huffines supplied Board members with and reviewed a report on monthly offenses, traffic stops and a management report for March.

Public Works Director Bryan Howell reported for the department.

- All of the mowing equipment is now up and running for the season.

There was no report for the Historic District Commission.

No report was given for the Economic Development Committee.

Alderman Snyder reported that the Town Events Committee is working on plans for the Fourth of July event.

- MTSU is back on board for this year's event.
- Planning meeting for Fourth of July is scheduled for Tuesday at 7:00 p.m.

Co-Chair Kelly Crummitt reported for the Trees and Trails Committee.

- Stoneborook Blvd. Safe Routes to School project moving forward.
- Creekside Safe Routes to School is in the environmental phase with TDOT.
- The committee is waiting for the results of a flood study but should know more about the Small Towns Connections project in about two weeks.
- Co-chair Joyce Powers reported the March tree plant was successful.

Public hearing of Ordinance 15-02, an ordinance to amend Zoning Ordinance 04-09, pertaining to density of development and lot size in residential planned unit developments opened at 7:26 p.m.

Resident Keith Shults of 9825 Sam Donald Road asked the Board members to keep in mind this amendment should be for the citizens of Nolensville and how it affects them. The amendment should not be written to benefit developers.

Ms. Kristin Pierson of 9706-B Clovercroft Road asked the Board to consider alternatives to the amendment. Keep the minimum lot size 11,000 square feet, and if the design offers enough diversity and creativity, offer developers a bonus lot size but put a cap on the quantity of small lot sizes.

Joe Epps of Anderson, Delk Epps and Associates spoke on behalf of developers working on subdivisions in Nolensville. He requested time to speak and work with Town Staff to review the proposed zoning amendments.

Alderman Dugger asked the Board and Staff to consider a maximum lot size that would prevent one very large lot counting toward the average.

Alderman Patrick asked Ms. Pierson to repeat her suggestion, which was to keep the minimum lot size of 11,000 square feet and put a cap on the quantity of small lots. Bonuses could be offered to developers who submit PUD designs with diversity and creativity.

With no further discussion, the public hearing was closed at 7:41 p.m.

Public hearing of Ordinance 15-03, an ordinance to amend Zoning Ordinance 04-09, pertaining to required traffic impact studies opened at 7:41 p.m.

With no citizen input, the public hearing was closed at 7:42 p.m.

Public hearing of Ordinance 15-04, an ordinance to amend Zoning Ordinance 04-09, pertaining to the recommended tree list, opened at 7:42 p.m.

Ms. Jana Truman, of 3232 Locust Hollow, commended Ms. Pierson on her suggestions on the P.U.D. amendment. She thanked the Board for considering the revised recommended tree list.

Joyce Powers, Co-Chair of the Trees and Trails Committee who lives at 1023 Bitticks Creek, distributed answers to questions that had been e-mailed to her regarding tree selections and explained that the purpose of the project was to A) Clarify the list of street trees for developers and B) Make suggestions for residents so they know what other trees and shrubs grow well in this area. Most importantly, street trees installed by developers should be medium growth trees.

With no other input, the public hearing was closed at 7:53 p.m.

Public hearing of Ordinance 15-05, an ordinance to amend the Zoning Map to rezone property at 7155 Nolensville Road, currently Estate Residential (ER), to Commercial Services (CS) with a Commercial Corridor Overlay (CCO) opened at 7:54 p.m.

With no public comments, the hearing was closed at 7:55 p.m.

Mayor Alexander made a motion to approve the first reading of Ordinance 15-06, an ordinance adopting a budget for fiscal year July 1, 2015 – June 30, 2016. Alderman Snyder seconded the motion, which passed unanimously.

Mayor Alexander made a motion to approve Ordinance 15-07, an ordinance to amend the Bent Creek Master Concept PUD Plan of Nolensville, Tennessee to revise the plan as it pertains to Phase 18 of the Bent Creek Development, with the conditions recommended by the Planning Commission. Alderman Patrick seconded the motion, which passed unanimously.

Mayor Alexander made a motion to approve Resolution 15-08, a resolution to make application for a Governor's Highway Safety Program Grant-High Visibility. Alderman Felts seconded the motion. Upon a vote, Resolution 15-08 passed unanimously.

Mayor Alexander made a motion to approve Resolution 15-09, a resolution to make application for a Governor's Highway Safety Program Grant-DUI, seconded by Alderman Felts. The vote was taken and approval passed unanimously.

Alderman Snyder made a motion to approve Resolution 15-10, a resolution to enter into an agreement with WAKM Radio dba Franklin Radio Associates, Incorporated, seconded by Alderman Dugger. Upon a vote, Resolution 15-10 passed unanimously.

Mayor Alexander made a motion to approve Resolution 15-11, a resolution to enter into an Interlocal Agreement with Williamson County for Animal Control. Alderman Snyder seconded the motion, which passed unanimously.

Other:

Mayor Alexander mentioned the Buttercup Festival would be held April 11th, and Engineer Don Swartz commented that the festival organizers have hired two County Sheriff's Officers to assist with traffic at the crosswalk. The Town will have staff on hand in case they need extra help.

Mayor Alexander reported there were 17 residential building permits in the month of March.

Alderman Dugger mentioned that the Lion's Club breakfast will be held on April 18th and wished Mayor Alexander the best of luck with his marathon.

Mayor Alexander adjourned the meeting at 8:32 p.m.

Respectfully submitted,

Approved,

Kali Mogul
Town Recorder

Jimmy Alexander
Mayor